

BK: 2021 PG: 613
Recorded: 2/16/2021 at 9:04:18.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$159.20
LISA SMITH RECORDER
Madison County, Iowa



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309
Phone: (515) 246-4555

Taxpayer Information: (Name and complete address)

Mary E. Austin Revocable Trust, 2423 Willow Bend, St. Charles, IA 50240

Return Document To: (Name and complete address)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

Grantors:

Bruce G. Austin Revocable Trust

Grantees:

Mary E. Austin Revocable Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:

BK 2019 PG 4145; BK 2020 PG 2407



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of One (\$1.00) Dollar(s) and
other valuable consideration, Jared J. Austin

(Trustee) (~~Co-Trustees~~)
of the Bruce G. Austin Revocable Trust

does hereby convey to Mary E. Austin, Trustee of the Mary E. Austin Revocable Trust, its Undivided
One-Half Interest in the following described

real estate in Madison County, Iowa: The Southwest Quarter (1/4) of the Southwest Quarter
(1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North,
Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND all that part of the South
Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fourteen (14),
lying East of the public highway running through said 20-acre tract, EXCEPT a tract of land located
in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fourteen (14), and more
particularly described as follows, to-wit: Commencing 400 feet West of the Northeast corner of said
20-acre tract, thence South at right angle to the North line thereof 75 feet, thence Westerly along a
straight line 411.8 feet to a point on the right of way line of said public highway, thence North along
said right of way line 72 feet to the North line of said 20-acre tract, thence East 428.5 feet along said
North line to the point of beginning.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the
real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real
estate; that the real estate is free and clear of all liens and encumbrances, except as may be above
stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all
persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to
which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the
person creating the trust was under no disability or infirmity at the time the trust was created; that the
transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or
legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the
singular or plural number, according to the context.

Dated 2-11-21.

BRUCE G. AUSTIN REVOCABLE TRUST

Jared J. Austin

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 2-11-2021, by Jared J. Austin,
Trustee of the Bruce G. Austin Revocable Trust
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Samuel Shill
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public